

JARRETT L. WILEY
Liber 702, Page 450
Zoned: AG

JAMES DUHALA
Liber 1316, Page 696
Zoned: AG

SYMBOL	NAME
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded
CcB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded
MbC2	Manor loam, 8 to 15 percent slopes, moderately eroded
McB2	Manor channery loam, 3 to 8 percent slopes, moderately eroded
McD3	Manor channery loam, 15 to 25 percent slopes, severely eroded
GnB	Glenville silt loam, 3 to 8 percent slopes

LEGEND

- ⊙ EXISTING WELL
- ⊙ EXISTING SEPTIC AREA (Approximate Location)
- ▲ SATISFACTORY SOIL TEST
- △ UNSATISFACTORY SOIL TEST

JOHN B. WALTMYER
Liber 1106, Page 63
Zoned: AG

OUTLINE OF 2.0 ACRE USED TO OPERATE
CONSTRUCTION SERVICES AND SUPPLIES
AND STORE COMMERCIAL VEHICLES AND
EQUIPMENT.

HOWARD C. NEUHAUSER
AND
HATTIE M. NEUHAUSER
Liber 558, Page 349
Map 23, Parcel 46
60.52 Acres by deed
Zoned: AG

JONATHAN M. SENIOR
Liber 1534, Page 677
Zoned: AG

MARYLIN V. BRADFORD
Liber 1032, Page 619

KANE SUN LEE
Liber 999, Page 575
Zoned: AG

THE PURPOSE OF THIS PLAN IS TO LOCATE THE IMPROVEMENTS
ON THIS PLAT AND IS NOT FOR THE ESTABLISHMENT OF BOUNDARY LINES.

THE BOUNDARY COURSES SHOWN HEREON TAKEN FROM A PRELIMINARY
FIELD SURVEY AND PRIOR SURVEYS OF ADJOINING LANDS. NO FINAL
DETERMINATION OF ESTABLISHED BOUNDARY LINES HAVE BEEN COMPLETED
AT THIS TIME.

NOTES

1. Zoning district : Agriculture (AG) District
2. Board of Appeals Case No. 5165 - Approval of Special Exceptions and variances to operate construction services and supplies and store commercial vehicles and equipment in the AG District was granted on June 7, 2002 by the Zoning Hearing Examiner (William F. Casey) subject to the following conditions:
 - A) The Applicant (Carl Sadler, Sadler Excavating & Hattie Neuhauser) shall submit a site plan to be reviewed and approved through the Development Advisory Committee.
 - B) The vehicles, equipment and supplies shall be stored in the block building or in the area designated on the Applicant's site plan (Attachment 5A & 5B). No vehicles or equipment shall be stored on the adjacent parcel shown as lands of Marilyn V. Bradford.
 - C) The approval shall be for the Applicant's use only.
 - D) The Applicant obtain all necessary permits and inspections for the block garage.
 - E) The number of employees shall be limited to eight (8).
 - F) A landscaping plan shall be submitted to the department for review and approval.
 - G) The storage containers be relocated to the designated parking and storage area.
 - H) The Applicant shall be permitted to use up to a total of four (4) additional vehicles and pieces of equipment in the business beyond those shown on the list attached to the Department of Planning and Zoning's Staff Report as Attachment 12.
3. The Applicant shall not travel on the lands of Arvin Sadler while transporting vehicles and equipment to and from MD Route 23 to the subject property via the right-of-way.
4. A special exception was granted pursuant to Section 267-53H(1) of the Harford County Code, to operate a construction services and supplies business in an AG District.
5. A special exception was granted pursuant to Section 267-53D(1) of the Harford County Code, to store commercial vehicles and equipment in an AG District.
6. A variance was granted to Section 267-34C, Table II, of the Harford County Code, to allow an existing building to be used as part of the requested construction services and suppliers business with less than the required 40 foot side yard setback (23 feet existing) and with a use or building setback from an adjacent residential lot of less than the required 50 feet (23 feet proposed in an AG District).
7. A variance was granted to Section 267-53H(1), of the Harford County Code, to permit a construction services and suppliers use to be conducted on property without the required 10 foot buffer yard around the outside storage and parking areas adjacent to a residential lot or visible from a public road.
8. A variance was granted pursuant to Section 267-53D(1)(a) of the Harford County Code to permit commercial vehicles and equipment storage on a property without being fully screened from view of adjacent residential lots.
9. Existing percent of impervious surface on the 2 acre of commercial use = (gravel parking lot & roof area) - 20,000 sq. ft./87,120 sq. ft. = 23%
10. Existing percent of building coverage on the 2 acre of commercial use = 2,816 sq. ft. / 87,120 sq. ft. = 3%
11. 5% of landscaping will be provided in the parking area. (area of parking = 12,000 sq. ft.) = 600 sq. ft. - area provided = 2,000 sq. ft. (hemlock trees proposed).
12. Proposed additional building coverage & impervious area = none
13. Property identified on Tax Map 23, Grid 4E, Parcel 46
14. Number of proposed employees = 8 maximum
15. Number of parking spaces provided = 14 - 10'x20' spaces
16. No easement exist or proposed.
17. No existing or proposed stormdrain system.
18. No extensions of public facilities proposed.
19. No non-tidal wetland areas and 75 foot buffer proposed.
20. No 100 year floodplain area exist.
21. No loading spaces proposed.
22. No existing or proposed grease interceptors.
23. Two 1,000 gal. tanks with metal dikes for heating oil & refueling consumption exist aboveground behind existing block building.

ZERO, INC.
Liber 694, Page 189
Zoned: AG



PLAN No. 178-2018
SERIES No. 1
DATE 5/23/18
DAGQUE 6/20/18

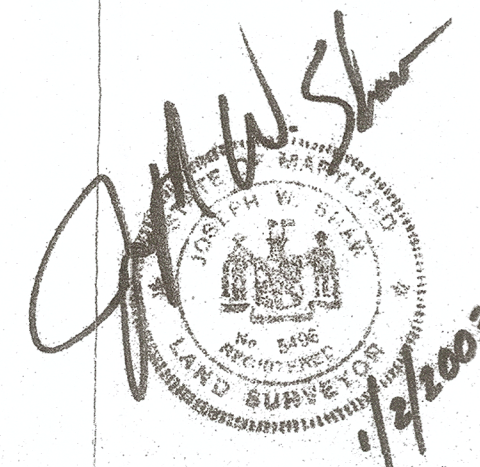
REVISED - 01-02-2003 - SHOW SOIL TESTS & S.D.A. CONFIGURATION CHANGE

SITE PLAN PREPARED FOR
CARL SADLER
AND
HATTIE M. NEUHAUSER
FOURTH ELECTION DISTRICT
COUNTY OF HARFORD, STATE OF MARYLAND

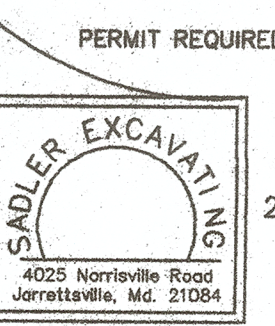
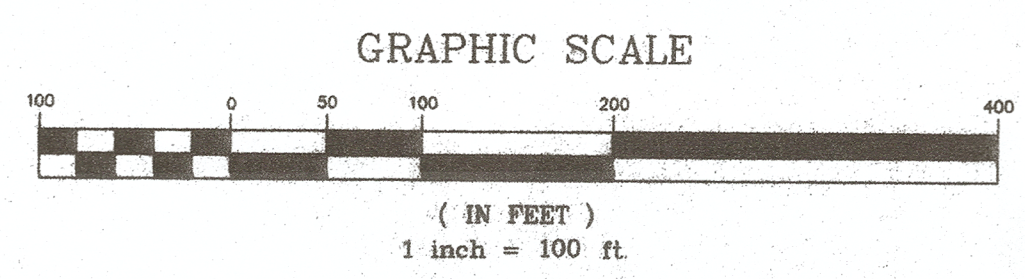
SAS
SHAW SURVEYING, INC.
LAND SURVEYING AND PLANNING CONSULTANTS
30 W. MAIN ST. • NEW FREEDOM, PA 17349 • 717/227-2818

Notes: 105-34	Date: August 13, 2002	Project: 01070.1
File: 01070	Scale: 1" = 100'	Sheet: 1 OF 1

HELEN B. PEARCE
Liber 548, Page 38
Zoned: AG



JAMES B. RUTLEDGE, JR.
Liber 714, Page 139
Zoned: AG



ALVIN D. SADLER
Liber 940, Page 1073

SIGN DETAIL
N.T.S.

POINT OF ACCESS
400'+ line of sight
15' RIGHT-OF-WAY
Liber 398, Page 150
PROPOSED 2'x2' SIGN
Max. height of 6' (see detail)
PERMIT REQUIRED

MD Route 23
Norrisville Road